

PLANNING BOARD

Tuesday, June 11, 2024 at 4:30 PM
Hybrid Meeting, Room 209, 2nd Floor,
City Hall



MEMBERS

Brandon Mazer, Chair
Justin Barker, Vice Chair
Marpheen Chann
Sean Murphy
David Silk
Austin Smith
Maggie Stanley

The Planning Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Planning Board. Prior to the meeting, please check the Agenda Center <https://www.portlandmaine.gov/602/Agendas-Minutes> to view memos and reports which will be posted by the end of the day on the Friday before the Planning Board meeting. To submit written public comment on an agenda item, email planningboard@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Planning Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

Please click the link below to join the webinar:

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AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 235 Park Ave; Portland Sea Dogs, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal to construct a new 2-story, 23,600 square foot pre-fabricated building which will serve as the Sea Dogs Clubhouse. The clubhouse will include lockers, restrooms, showers, lounge space, and baseball workout areas. The subject property totals 22.7 acres, and is zoned ROS Recreation Open Space. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002896-2024.

PUBLIC HEARING - 5:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 28, 2024 AND JUNE , 2024

May 28, 2024

Workshop

42 Atlantic Street: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

Public Hearing

186 Woodford Street: Barker, Chann, Mazer, Murphy, Smith and Stanley present. Silk recused.

638/654 Riverside Street: Barker, Chann, Mazer, Murphy, Smith and Stanley present. Silk absent.

246 Eastern Promenade: Barker, Chann, Mazer, Murphy, Smith and Stanley present. Silk absent.

June 5, 2024

Workshop

Recode: Barker, Chann, Mazer, Silk, Smith and Stanley present. Murphy absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 28, 2024

- i. Major Site Plan; 9 Boyd Street; Portland Housing Development Corporation and COMB Block, LP, Co-Applicants. Smith motioned, and Murphy seconded a motion to table the public hearing to July 9, 2024. Vote 5-0. Silk absent, Barker recused.
- ii. Major Site Plan Amendment; 186 Woodford Street; Community Housing of Maine (CHOM), Applicant. Barker motioned, and Murphy seconded a motion to approve the major site plan amendment. Vote 6-0. Silk recused. Barker motioned, and Stanley seconded a motion to adopt the draft approval letter as the Board's decision on the major site plan amendment application, and authorize the Board Chair to sign the letter as drafted. Vote 6-0. Silk recused.
- iii. Major Site Plan and Conditional Use Amendment; 638/654 Riverside Street; City of Portland, Applicant. Barker motioned, and Stanley seconded a motion to approve the expansion of the emergency shelter conditional use at the subject property. Vote 4-2. Chann and Murphy opposed, and Silk absent. Barker motioned, and Stanley seconded a motion to approve the major site plan amendment. Vote 4-2. Chann and Murphy opposed, and Silk absent. Barker

motioned, and Stanley seconded a motion to adopt the draft approval letter as the Board's decision on the major site plan and conditional use amendment application, and authorize the Board Chair to sign the letter as drafted. Vote 6-0. Silk recused.

- iv. Major Site Plan and Conditional Use; 246 Eastern Promenade; ECK Realty, LLC, Applicant. Barker motioned, and Stanley seconded a motion to waive Technical Manual Sec. 1.10.3, to reduce the required minimum two-way driveway aisle width from 24 feet to 18 feet. Vote 6-0, Silk absent. Barker motioned, and Stanley seconded a motion to waive Technical Manual Sec. 1.5.1.B to reduce the required minimum two-way driveway width from between 20 and 24 feet to 18 feet. Vote 6-0, Silk absent. Barker motioned, and Stanley seconded a motion to approve the conditional use application for inclusionary zoning. Vote 6-0. Silk absent. Barker motioned, and Stanley seconded a motion to approve the major site plan application. Vote 6-0. Silk absent.

5. NEW BUSINESS

- i. Major Site Plan and Conditional Use Amendment; 54 York Street; 54 York Street, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposed amendment to application PL-001838-2021, to convert the project from a 14-unit residential project to a 14-room hotel. This amendment does not propose any changes to any other application materials or drawings. The project site totals 9,715 square feet, and is zoned B-5b Urban Commercial. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002954-2024.
- ii. Conditional Use; 501 Forest Avenue; DC 509 Forest, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider a conditional use application intended to facilitate the conversion of 3,985 square feet of existing space within the building at 501 Forest Avenue to warehouse storage, associated with Bow Street Beverage, located at 495 Forest Avenue. Warehouse storage totaling less than 10,000 square feet of floor area is identified as a conditional use in the B-2b Community Business zone, and is subject to Planning Board review. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number CU-002955-2024.
- iii. Major Site Plan and Site Location of Development; 1 Bean Pot Circle; Northeastern University, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to construct a 238,000 square foot Learning, Research & Collaboration Building, renovation of the 58,000 square foot Bean Building to create a business incubator space, construction of a 234,550 square foot parking garage, and development of a 7,500 square foot childcare facility. Other improvements include replacement of the existing pier on the property, and the development of new public open spaces and pathways. The subject property totals approximately 24 acres, including submerged lands, and is zoned B-5 Urban Commercial and also located within the Roux Institute Institutional Overlay Zone. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002724-2023.